



Certificate of Occupancy

LOCATION 9 RAY ST

CBL 172 G007001

Issued to Ingraham David A B &/n/a

Date of Issue 07/08/2009

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 07-1058, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES
Entire

APPROVED OCCUPANCY
Three Family Residence
Use Group R3
Type 5B
IBC 2003

Limiting Conditions:

This does not certify City of Portland Building Code compliance, this is a legalization of existing units, which was inspected for Housing and Fire/Life Safety Codes.

This certificate supersedes certificate issued

Approved:

7-8-2009 *S. [Signature]*
(Date) Inspector

[Signature]
Inspector of Buildings

7-10-09

CAPT. *[Signature]*

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1058	Issue Date: 08/29/2007	CBL: 172 G007001
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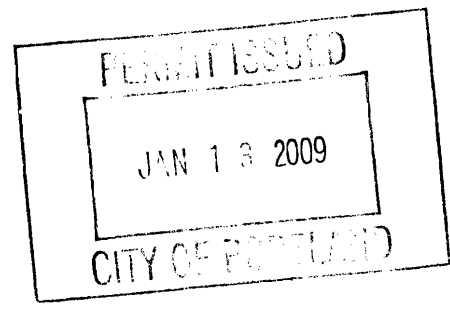
Location of Construction: 9 RAY ST	Owner Name: INGRAHAM DAVID A B & DEB	Owner Address: 11 RAY ST	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	Zone: R-3

Past Use: Residential 2 unit	Proposed Use: Residential 3 unit Legalize 1 non-conforming unit	Permit Fee:	Cost of Work: \$375.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: R3 Type: SB IBC 2003	

Proposed Project Description: Legalize 1 non-conforming unit for a total of 3 units	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i> 01/12/09
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: dmartin	Date Applied For: 08/28/2007	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..



Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK Date: 1/27/09 <i>ABU</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABU</i> Date: _____
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1058	Date Applied For: 08/28/2007	CBL: 172 G007001
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Location of Construction: 9 RAY ST	Owner Name: INGRAHAM DAVID A B & DEBO	Owner Address: 11 RAY ST	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Legalization of Non-Conforming Units	

Proposed Use: Residential 3 unit Legalize 1 non-conforming unit	Proposed Project Description: Legalize 1 non-conforming unit for a total of 3 units
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Dept: Zoning	Status: Approved	Reviewer: Ann Machado	Approval Date: 01/07/2009
Note: Received housing & lifesafety sheets giving thier approval.			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 01/12/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 01/09/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Fire doors ans smoke detectors required			
2) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.			

Comments:
9/4/2007-amachado: Gave notice to abutters to Gayle. Gave Housing and Life Safety Inspection sheets to Jeanie.
9/4/2007-jmb: Forwarded the Housing compliance to Jon and the Life Safety to Greg.
9/7/2007-ldobson: Ben Wallace FD said this unit may have FD issues
12/11/2008-amachado: Gave housing code compliance sheet to Tammy. Gave Life-safety compliance sheet to Greg.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

LEGALIZATION OF NONCONFORMING DWELLING UNITS FOR OFFICE USE ONLY

Address & CBL: 9 Ray St. - 172-6-007

Notices to owners of properties situated within 300 feet sent on: given 9/4/07 - sent out notices 9/6/07

City Housing Ordinance compliance given on: 9/4/07; 12/11/08 received: 11/7/09 approved w/ conditions
Suzanne

City NFPA compliance given on: 9/4/07; 12/11/08 received: 12/11/08 denied pending address of 35.235 - permit 07-1198
11/6/09 approved w/ conditions

Received any letters within 10 days from notices sent? no

Unit(s) existed prior to April 1, 1995? assessor's card 1981

Unit(s) shown to be established by different owner? Purchase & Sales Oct. 1994

Site plan included: yes

Floor plans included? yes

Is ZBA action required? no



PORTLAND MAINE

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Director of Planning and Urban Development
Penny St. Louis Littell

INGRAHAM DAVID A B & DEBORAH
9 Brookside Terrace
Veazie Maine 04401

Certified 7003 3110 0002 6063 7179

CBL: 172 G007001
Located at 9 RAY ST

JAN 7 2009

Dear INGRAHAM DAVID A B & DEBORAH R JTS,

An evaluation of the above-referenced property on 12/30/08 was performed for the Legalization of a Nonconforming Dwelling Unit(s) as allowed under Sec. 14-391, The Land Use Ordinance of the City of Portland. The structure fails to comply with Chapter 6, Article V. of the Code of Ordinances, The Housing Code. Legalization of unit 3 requires that the following :

- One (1) hard wired smoke detector in each bedroom and one (1) in the vicinity of the bedrooms in each unit, interconnected within the unit with battery backup. Each Unit's detectors must be interconnected with in the unit but independent from other dwellings units with in the structure. All three units. One hardwired smoke detector in basement. An electric permit is required. ✓
- Hard wired smoke detectors in common areas interconnected. 3rd floor back hallway egress stairway, front hallway egress, and basement smoke detectors interconnected. An electric permit is required. Per Fire Department
- Self closing 45 minute fire doors are required on second and third floor unit's front doors. Per Fire Department
- Unit one closet area wall (former stairway) must be sealed to prevent fire penetration. (2 layers of 5/8 type X sheetrock taped and fire caulked)

- Graspable Handrails on both sides of stairs from level two to level three. Handrails must be continuous and returned at ends to wall or newell post. Height required to be 34 to 38 inches measured from front edge of tread.
- Repair loose banister section on 2nd floor landing front
- Relief valve drains on hot water heaters (basement) are required to end within 6 inches of the floor.
- Risers on egress stairs permit # 07-1198 open space must be less than 4 inches.

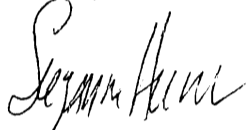
This is a notice of violation pursuant to Section 6-118 of the Code. Within 30 days of the date of this notice, you must do one of the following: 1) Correct the violations, 2) Apply for the permits associated the case of work requiring a permit, an application for permit shall be submitted. A re-inspection of the premises will occur on 2/11/2008 at which time compliance will be required. If you decide to withdraw the application for legalization, the inspection will verify that the unit(s) have been removed. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 6-1 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at No charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed For each inspection, unless it is associated with an approved permit.

Sincerely,



Suzanne Hunt @ (207) 874-8707
Building Inspector



Given 9/4/07
res given 10/11/08

CITY OF PORTLAND

NFPA LIFE SAFETY CODE – FIRE PREVENTION CODE
DWELLING UNIT COMPLIANCE

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the NFPA Life Safety Code – Fire Prevention Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

Location: 9-11 Ray St. 172-6-007

Owner: David Ingraham

Address of Owner: 9 Brookside Terrace, Veazie ME 04401 **Telephone:** 947-4391

Applicant information if different than above:

Current number of legal units: two (2)

Number of units to be legalized: one (1)

two (2) thru (3)

Comments of approval or disapproval (list any and all conditions):

Denied - Means of Egress
needs follow up Insp. to close
permits

Signature: Cathy Cass **Date:** 12-11-08

See newsheet from Captain Cass - 1/6/09 fire escape has been
built - permit 08-07-1198

August 27, 2007


To Whom It May Concern:

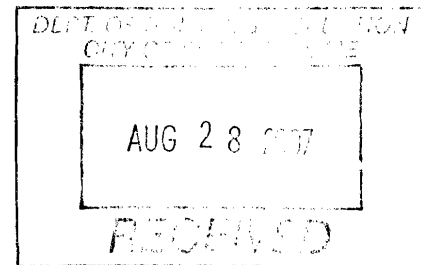
Please find enclosed Legalization of Nonconforming Dwelling Units Application with attached backup material. Also enclosed is proposed third floor dwelling 2nd egress for approval. *submitted under separate cover.*

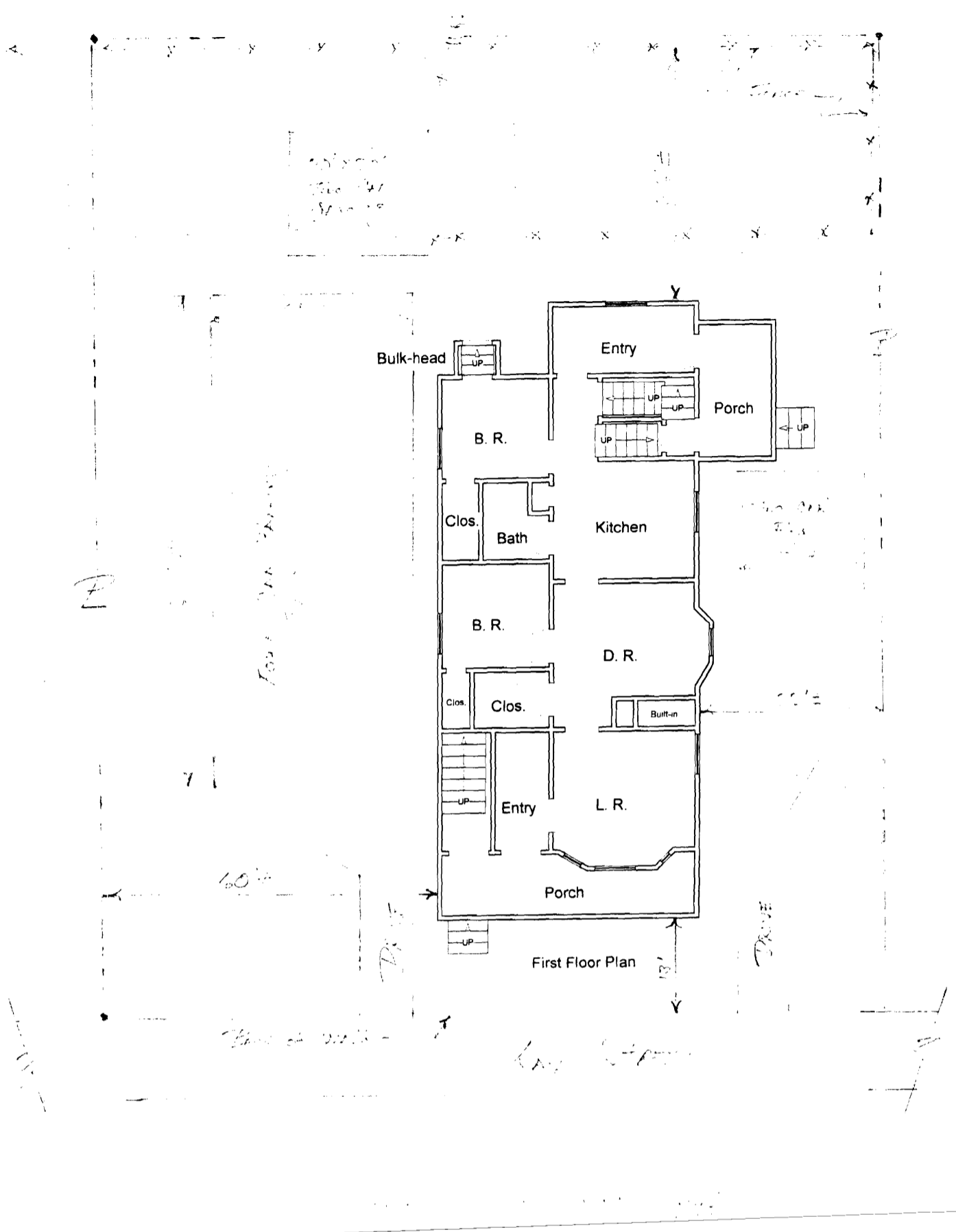
From talking to the Assessors office, dwelling was constructed in 1908 and probably the 3rd floor unit was an in-law apartment. The Assessors office did not pick up the 3rd floor unit until 1981 (see attached A). My daughter and I bought the building in December 1999 as a three unit dwelling (attached B). The current tenant has lived in this unit since the very early 1970's.

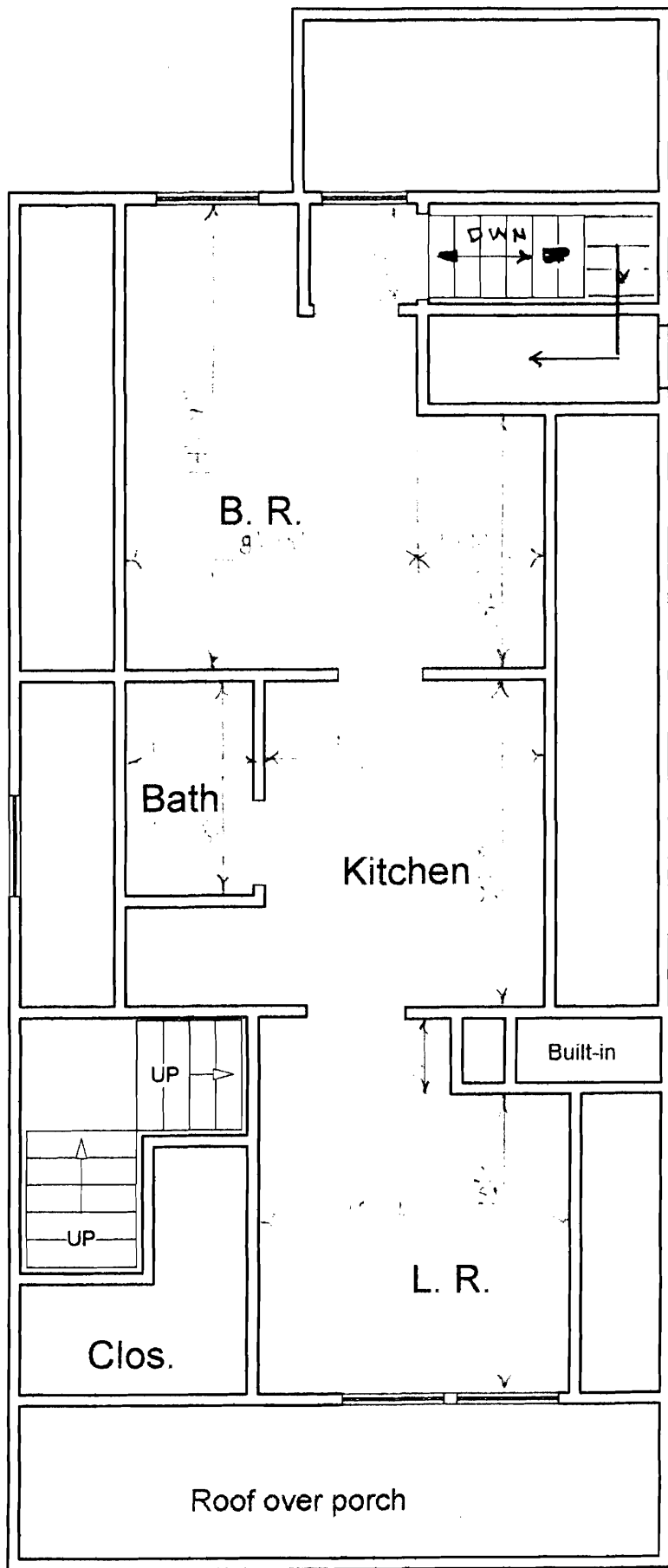
Should your office need to inspect this unit, I may be contacted at (207) 947-4391. I will need a few days advance notice, but should be able to be available most any day. My daughter is temporarily working in Massachusetts and would be unavailable. Written correspondence should be sent to my address with a copy to my daughter at 9 Ray Street.

Thank you.

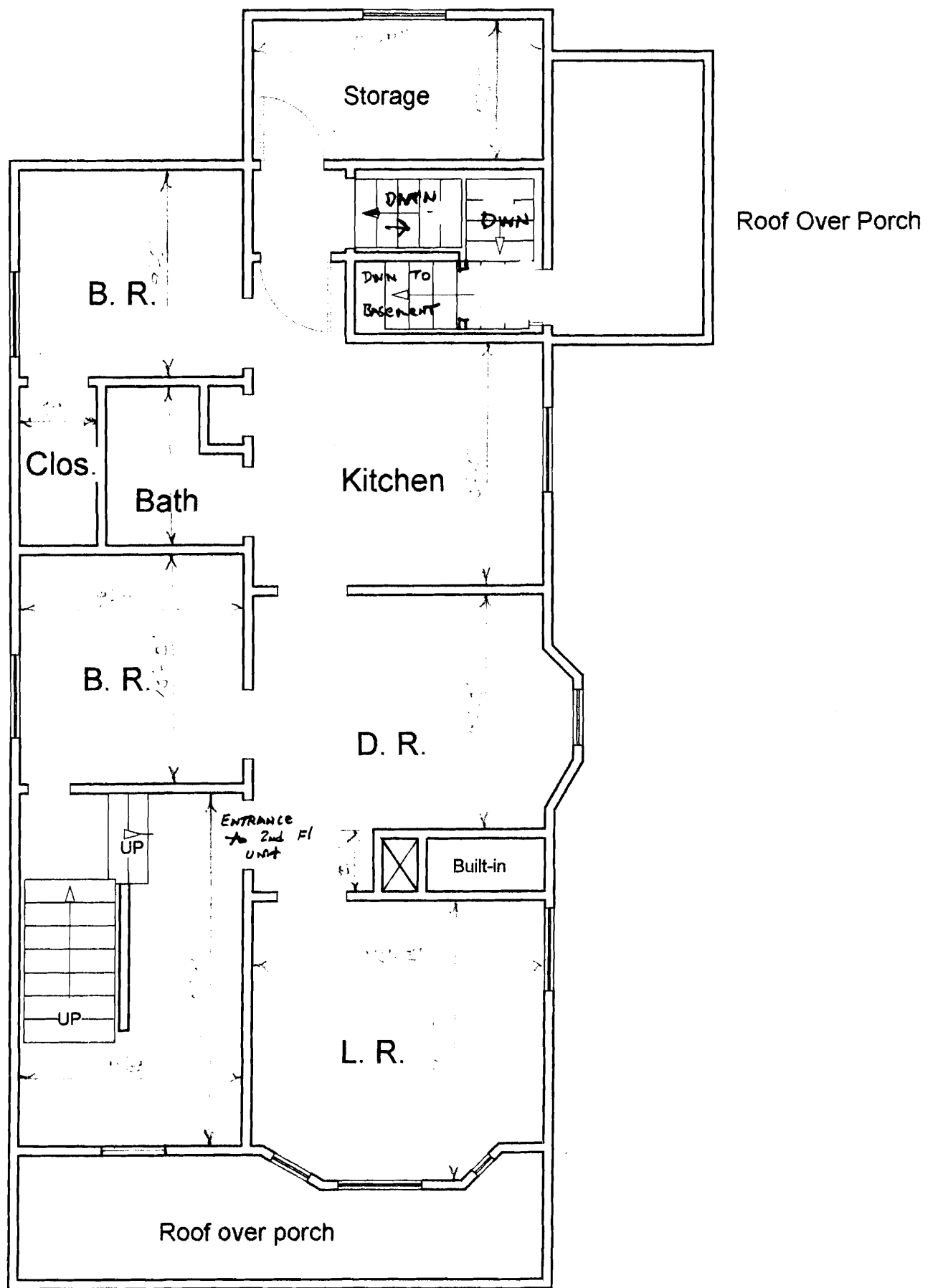

David Ingraham
9 Brookside Terrace
Veazie, ME 04401-7079
(207) 947-4391



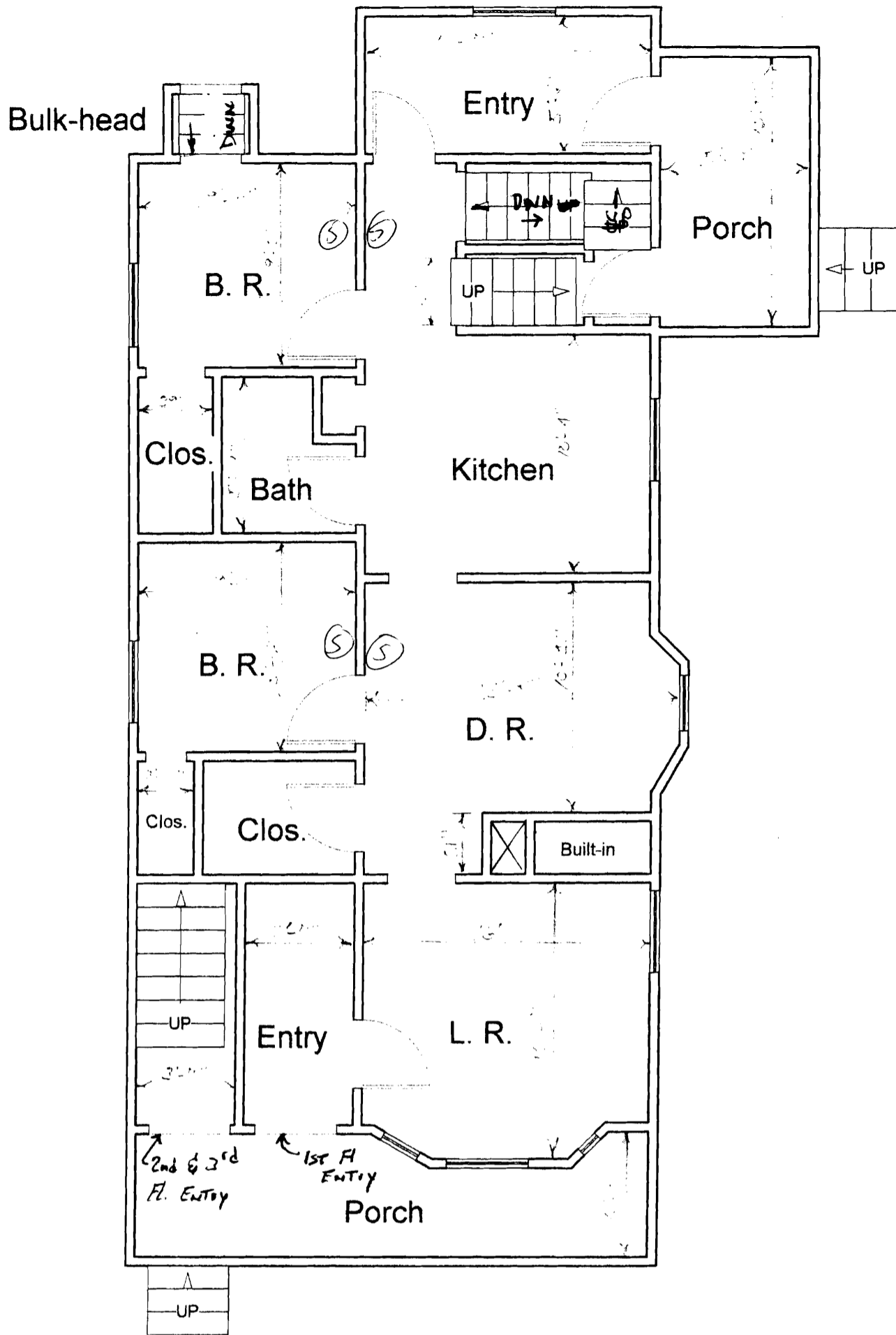




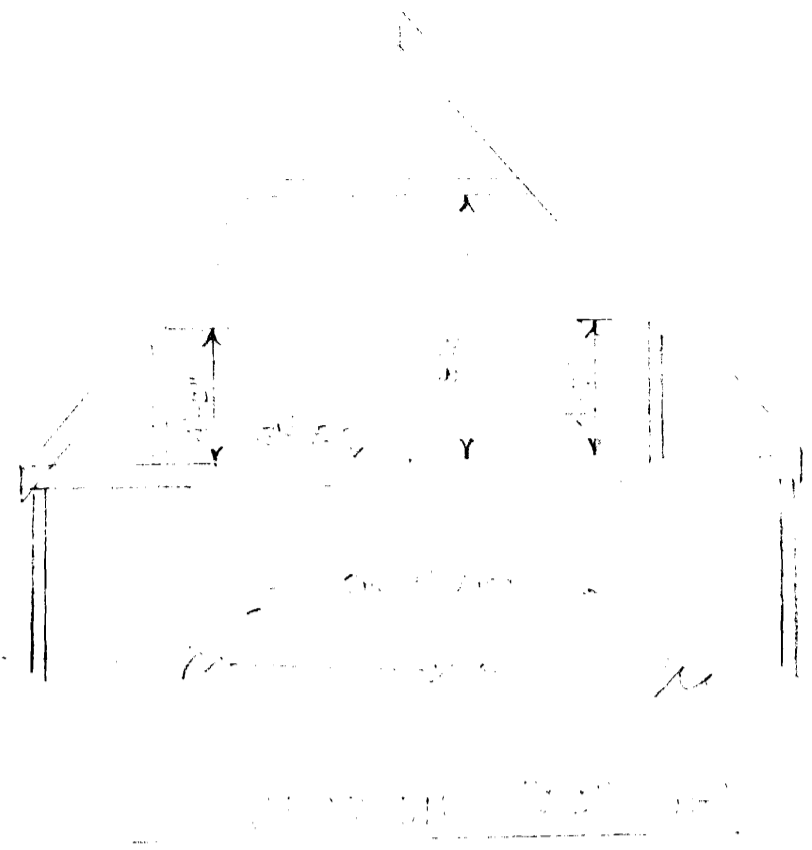
Third Floor Plan



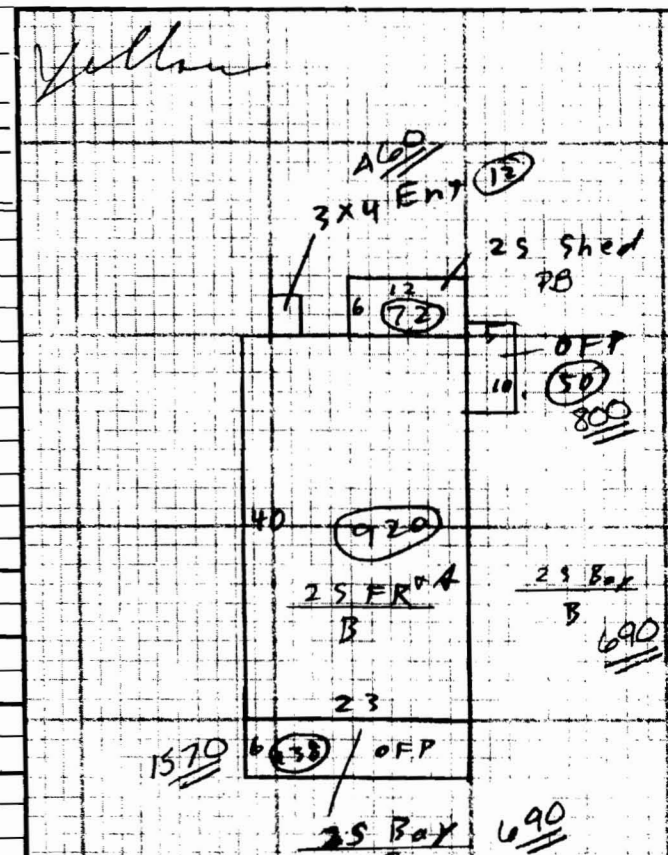
Second Floor Plan



First Floor Plan (NTS)



V D	VACANT LOT DWELLING DATA	OCCUPANCY	GROUND FLOOR AREA	OTHER FEATURES
CONSTRUCTION 2.0 STORY 2		SINGLE FAMILY	ADDITION POINTS	0 MASONRY TRIM
1 BRICK 4 CONC. BLK. 7 STONE 2 SPLIT-LEVEL 3 FR. & MAS. 6		TWO FAMILY	GRADE FACTOR C 105%	0 MODERNIZED KITCHEN
AGE ERECTED 1908		APARTMENT	C & D FACTOR + 10%	0 RECREATION ROOM
LIVING ACCOMMODATIONS TOTAL ROOMS 13 BED ROOMS 2 FAMILY ROOMS 2 FULL BATHS 3 HALF BATHS 2 TOTAL FIXTURES 6		NO. UNITS 3	COU A1 DEPRECIATION 50%	0 WOODBURNING FIREPLACE
FOUNDATION		OTHER	DWELLING COMPUTATIONS	
BASEMENT & ATTIC		COTTAGE	FIN. OPEN 19	BASE PRICE 50580
BATHROOM		UNFIN.	FIN. DIV.	PLUMBING 4000
TOILET ROOM		FIN. OPEN	BASEMENT	BASEMENT FIN. 1370
FLUSH		FIN. DIV.	ATTIC	HEATING
LAVATORY		PLUMBING M 0	ADDITIONS 4210	DORMERS
SHOWER - EXTRA		BATHROOM 3	TOTAL BASE 60160	GRADE FACTOR 105
KITCHEN SINK		TOILET ROOM	TOTAL 63170	OTHER FEATURES
HOT WATER HEATER		FLUSH	C & D FACTOR 110	REPL. COST 69490
NO PLUMBING		LAVATORY	DEPREC. 50	R.C.L.D. 34750
WATER ONLY		SHOWER - EXTRA	OTHER BUILDINGS AND YARD	
REMODELING DATA		KITCHEN SINK	0	
KITCHEN		DORMER	OTHER FEATURES	
PLUMBING		FIN. DIV.	NOTES:	
HEATING		PLUMBING	One Furnace	
GENERAL		REMODELING DATA	2nd Unit 5 Rooms, 3 Bed	
OVER BUILT		UNDER BUILT	Average Land	
UNDER BUILT		UNDER BUILT	500 3 Rooms same shape	
ELECTRIC		ELECTRIC	1st Same as 2nd	
AIR CONDITIONING		AIR CONDITIONING	Small Woodstove Bar	
UNIT HEATER		NO. OF HTG. STS.	No Hearth	
NO. OF HTG. STS.		NO. OF HTG. STS.	TOTAL VALUE - BUILDINGS 36,950	
SOLAR		SOLAR	YEAR	
NO HEAT 1 2 3		NO HEAT 1 2 3	NOTES:	
OWNER		OWNER		
TENANT		TENANT		
NO ANSWER		NO ANSWER		
INSPECTED		INSPECTED		
REFUSED ENTRY		REFUSED ENTRY		
INFO @ DOOR		INFO @ DOOR		
REFUSED INFO		REFUSED INFO		



**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF**

given 9/4/07.

Issues: *David Insoban*, owners of the property located at *9 Ray* Street, *has* submitted an application to legalize *one* existing non-conforming dwelling unit for a total of *three* dwelling units within this building. The legalization maybe permitted if the applicant can meet the requirements allowed under Section 14-391 of the Zoning Ordinance.

Feedback: If you have any objection to the above permit application, you must submit your opposition in writing within ten (10) days of this notice to: City of Portland Zoning Administration City Hall - Room 315-389 Congress Street Portland, Maine 04101

FOR MORE INFORMATION

For more information you may contact Marge Schmuckal, Zoning Administrator, at (207) 874-695. The office hours are 8:00am to 4:00pm weekdays.

9 Ray Street
Owner: David Ingraham
CBL: 172 g007

Sent out abutter's notification as of 9/6/07.

Gayle

about:blank

9/6/2007

**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 9 RAY STREET**

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172 G007

11

112111- 9 Ray St.

PLANCH
KCOTE

City of Portland, Maine
Department of Planning & Urban Development
INVALID CURSOR POSITION

04 FEB 91
09:24

CBL Listing for Post Cards: Format - (CCC-1-BB-LLL)
Fill with '*' for all C - Chart 1 - Chart letter B - Block L - Lot

172--D-004 172--E-007 172--F-005 172--G-003 172--G-011

172--D-005 172--E-008 172--F-006 172--G-004 172--G-012

172--E-001 172--E-009 172--F-007 172--G-005 172--G-013

172--E-002 172--E-010 172--F-008 172--G-006 172--G-014

172--E-003 172--F-001 172--F-009 172--G-007 172--G-015

172--E-004 172--F-002 172--F-010 172--G-008 172--G-016

172--E-005 172--F-003 172--G-001 172--G-009 172--G-017

172--E-006 172--F-004 172--G-002 172--G-010 172--G-018

Continue []

Cancel []

Done []

172 G007

11

9 Ray St

PLANCBL
KCOTE

City of Portland, Maine
Department of Planning & Urban Development
INVALID CURSOR POSITION

04 FEB 91
09:24

CBL Listing for Post Cards: Format - (CCC-1-DB-LLL)
Fill with '*' for all C - Chart I - Chart letter B - Block L - Lot

172-G-019	172-H-007	171-A-058	409-H-009	---	---
172-G-020	172-H-009	171-B-001	409-H-010	---	---
172-H-001	153-A-00	171-B-002	409-H-011	---	---
172-H-002	161-E-039	171-B-003	409-H-012	---	---
172-H-003	161-E-040	409-S-001	---	---	---
172-H-004	171-A-041	409-S-006	---	---	---
172-H-005	171-A-042	409-H-001	---	---	---
172-H-006	171-A-051	409-H-002	---	---	---

Continue []

Cancel []

Done []

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
153 A001001	FIRST BAPTIST CHURCH IN PORTLAND MAINE THE	360 CANCO RD PORTLAND, ME 04103	326 CANCO RD	1
171 B002001	TKACHENKO VITALI & VALENTINA JTS	36 FELICIA LN PORTLAND, ME 04103	36 FELICIA LN	1
171 B003001	NOVIKOV BORIS D & TATYANA I JTS	50 FELICIA LN PORTLAND, ME 04103	50 FELICIA LN	1
172 D004001	ROBBINS ALEXENA O & BRIAN T ROBBINS JTS	23 HILLCREST RD WINDHAM, ME 04062	44 RAY ST	2
172 E001001	WILLIAMS CATHERINE A	14 ANTHONY AVE PORTLAND, ME 04103	ANTHONY AVE	1
172 E002001	WILLIAMS BRIAN K & CATHERINE A JTS	14 ANTHONY AVE PORTLAND, ME 04103	14 ANTHONY AVE	1
172 E004001	NAIGLE ELMER A III & JOAN E JTS	38 RAY ST PORTLAND, ME 04103	38 RAY ST	1
172 E006001	MCPHEE ANN M	24 RAY ST PORTLAND, ME 04103	24 RAY ST	1
172 F001001	SELBERG PHILIP J & KELLIE A SELBERG	12 JOSEPH AVE PORTLAND, ME 04103	12 JOSEPH AVE	1
172 F004001	SELBERG JAMES	121 CARLYLE RD PORTLAND, ME 04103	14 RAY ST	1
172 F006001	WATTS KATHIE M	27 PEAVEY AVE WINDHAM, ME 04062	1063 WASHINGTON AVE	1
172 F007001	BERNSTEIN ALLEN I WWII VET	1061 WASHINGTON AVE PORTLAND, ME 04103	1061 WASHINGTON AVE	1
172 F009001	MATHIEU DIANE W & RACHEL COONEY &	1051 WASHINGTON AVE PORTLAND, ME 04103	1051 WASHINGTON AVE	2
172 G001001	LITCHER ANDREW E & SANDRA A JTS	35 RAY ST PORTLAND, ME 04103	35 RAY ST	1
172 G003001	DOHERTY MARY ELLEN	29 RAY ST PORTLAND, ME 04103	29 RAY ST	1
172 G004001	WARDWELL DOROTHY B	25 RAY ST PORTLAND, ME 04103	25 RAY ST	1
172 G005001	NOILES SYLVIA L	23 RAY ST PORTLAND, ME 04103	23 RAY ST	1
172 G006001	ROHRBACH KRISTIN A	17 RAY ST PORTLAND, ME 04103	17 RAY ST	1
172 G007001	INGRAHAM DAVID A B & DEBORAH R JTS	11 RAY ST PORTLAND, ME 04103	9 RAY ST	3
172 G009001	WASHINGTON AVENUE REALTY	1039 WASHINGTON AVE PORTLAND, ME 04103	1039 WASHINGTON AVE	1
172 G011001	WASHINGTON AVENUE REALTY	1039 WASHINGTON AVE PORTLAND, ME 04103	1033 WASHINGTON AVE	1
172 G012001	TEVANIAN GREGORY S	4 ROLFE RD WINDHAM, ME 04062	1029 WASHINGTON AVE	1
172 G013001	WHITE THOMAS T & COLLEEN A	36 LAWRENCE AVE PORTLAND, ME 04103	38 LAWRENCE AVE	1
172 G015001	WHITE THOMAS T & COLLEEN A WHITE	36 LAWRENCE AVE PORTLAND, ME 04103	36 LAWRENCE AVE	1
172 G017001	COYLE ESTHER E	24 LAWRENCE AVE PORTLAND, ME 04103	24 LAWRENCE AVE	1
172 G018001	TABUN FANIA	11350 OAKHURST LN WOODBIDGE, VA 22192	24 LAWRENCE AVE	1
172 G019001	O'REGAN PATRICIA	14 LAWRENCE AVE PORTLAND, ME 04103	14 LAWRENCE AVE	1
172 G020001	LOCKHART CHRISTY L	12 LAWRENCE AVE PORTLAND, ME 04103	12 LAWRENCE AVE	1
172 H001001	BRITTINGHAM ROBERT W IV & PAMELA L JTS	39 LAWRENCE AVE PORTLAND, ME 04103	39 LAWRENCE AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
172 H002001	FLORIDINO MICHAEL & BARBARA J JTS	35 LAWRENCE AVE PORTLAND, ME 04103	35 LAWRENCE AVE	2
172 H005001	PAPPS JENNIFER A & GELSON SIMEI DA SILVA JTS	23 LAWRENCE AVE PORTLAND, ME 04103	23 LAWRENCE AVE	1
172 H006001	ST PETER LYNNE M	19 LAWRENCE AVE PORTLAND, ME 04103	19 LAWRENCE AVE	1
172 H007001	MURPHY JAMES R & JANE M JTS	1 SAWYER RD WESTBROOK, ME 04092	1023 WASHINGTON AVE	2
172 H009001	CLARK PAULA J	14 FELICIA LN PORTLAND, ME 04101	14 FELICIA LN	1
409 H002001	MURPHY ADAM	49 LAWRENCE AVE PORTLAND, ME 04103	45 LAWRENCE AVE	1
409 H009001	WALTZ MARTHA L & RICHARD P WALTZ JR TRUSTEE	72 FELICIA LN PORTLAND, ME 04103	72 FELICIA LN	1
409 H010001	CHARETTE LAURIE A & ODIAS A BACHELDER JTS	68 FELICIA LN PORTLAND, ME 04103	68 FELICIA LN	1
409 H011001	LIBBY TODD J & EMILY L LIBBY JTS	64 FELICIA LN PORTLAND, ME 04103	64 FELICIA LN	1
409 H012001	MICHAUD CARA A	60 FELICIA LN PORTLAND, ME 04103	60 FELICIA LN	1
409 J001001	PANDOLPH KRISTEN M & COREY B PANDOLPH JTS	42 LAWRENCE AVE PORTLAND, ME 04103	42 LAWRENCE AVE	1
409 J006001	BUTLAND SALLY A	47 RAY ST # 1 PORTLAND, ME 04103	47 RAY ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed	41 UNITS	48		



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis Littell

INGRAHAM DAVID A B & DEBORAH
9 Brookside Terrace
Veazie Maine 04401

Certified 7003 3110 0002 6063 7179

CBL: 172 G007001
Located at 9 RAY ST

Dear INGRAHAM DAVID A B & DEBORAH R JTS,

An evaluation of the above-referenced property on 12/30/08 was performed for the Legalization of a Nonconforming Dwelling Unit(s) as allowed under Sec. 14-391, The Land Use Ordinance of the City of Portland. The structure fails to comply with Chapter 6, Article V, of the Code of Ordinances, The Housing Code. Legalization of unit 3 requires that the following :

- One (1) hard wired smoke detector in each bedroom and one (1) in the vicinity of the bedrooms in each unit, interconnected within the unit with battery backup. Each Unit's detectors must be interconnected with in the unit but independent from other dwellings units with in the structure. All three units. One hardwired smoke detector in basement. An electric permit is required.
- Hard wired smoke detectors in common areas interconnected. 3rd floor back hallway egress stairway, front hallway egress, and basement smoke detectors interconnected. An electric permit is required. Per Fire Department
- Self closing **45** minute fire doors are required on second and third floor unit's front doors. Per Fire Department
- Unit one closet area wall (former stairway) must be sealed to prevent fire penetration. (2 layers of 5/8 type X sheetrock taped and fire caulked)

- Graspable Handrails on both sides of stairs from level two to level three. Handrails must be continuous and returned at ends to wall or newell post. Height required to be 34 to 38 inches measured from front edge of tread.
- Repair loose banister section on 2nd floor landing front
- Relief valve drains on hot water heaters (basement) are required to end within 6 inches of the floor.
- Risers on egress stairs permit # 07-1198 open space must be less than 4 inches.

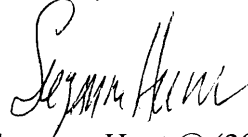
This is a notice of violation pursuant to Section 6-118 of the Code. Within 30 days of the date of this notice, you must do one of the following: 1) Correct the violations, 2) Apply for the permits associated the case of work requiring a permit, an application for permit shall be submitted. A re-inspection of the premises will occur on 2/11/2008 at which time compliance will be required. If you decide to withdraw the application for legalization, the inspection will verify that the unit(s) have been removed. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 6-1 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at No charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed For each inspection, unless it is associated with an approved permit.

Sincerely,



Suzanne Hunt @ (207) 874-8707
Building Inspector

13. PRORATIONS: The following items shall be pro-rated as of transfer of title: fuel oil; rent; association fees, and real estate taxes for the fiscal year. (Seller is responsible for any unpaid taxes for prior years). Metered utilities such as electricity, water and sewer will be paid through date of closing by Seller. Purchaser and Seller will each pay their transfer tax as required by the State of Maine.
14. DEED: The property shall be conveyed by a WARRANTY deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record and shall be subject to applicable land use laws and regulations.
15. TITLE: Should the title prove defective, then Seller shall have a reasonable time, not to exceed 30 days after receiving written notice of such defect or defects, to remedy the title and hereby agrees to use diligent efforts to cure any such defects. If, within such 30 days, the defect or defects are not corrected so that there is a marketable title, the Purchaser may, within 3 days thereafter, at Purchaser's option, declare this Contract null and void and withdraw said earnest money and be relieved from all obligations hereunder.
16. RISK OF LOSS: The risk of loss or damage to the premises by fire or otherwise until transfer of title is assumed by Seller. Purchaser may do a walk-through inspection of the property within 48 hours prior to closing to ascertain that the premises are in substantially the same condition as of the date of this contract, reasonable wear and tear excepted.
17. DEFAULT: In the event of a default by Purchaser, Seller may employ all legal and equitable remedies, including without limitation, termination of this Contract and forfeiture by Purchaser of the earnest money. In the event of a default by Seller, Purchaser may employ all legal and equitable remedies, including without limitation, termination of this Contract and return to Purchaser of the earnest money. In the event of an asserted default, the escrow agent at its option may either (i) refuse to release the earnest money without a written release signed by both parties consenting to its disposition or (ii) after providing 30 days written notice to both parties, release the earnest money to the party whom the escrow agent believes in good faith is entitled to it.
18. AGENCY DISCLOSURE: Unless Purchaser has hired an agent to represent Purchaser's interest in the transaction, Purchaser acknowledges having been informed that listing and selling agents represent the interest of Seller and have a duty to relate to Seller information material to the sale acquired from Purchaser or other sources. The following agency relationships are confirmed for this transaction. (Check and complete either A or B)
 - A. Listing Agency TIM FLAHERTY R.E. and listing associate CLAIRE GARVEY represent Seller exclusively, Selling Agency MARK STIMSON and selling associate MIKE POWER represent: Seller exclusively Purchaser exclusively
 - B. Mark Stimson Associates is a Disclosed Dual Agent as described in the Disclosed Dual Agency Consent form attached.
19. HOME WARRANTY: Home is is not covered by a Home Warranty contract.
20. DISPUTE: Any dispute or claim arising out of or relating to this Contract or the property addressed in this Contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of this transaction.
21. WITHHOLDING: Seller is aware that Maine law requires Purchaser to withhold 2.5% of the sale proceeds unless Seller certifies residency in Maine at the time of closing or is otherwise exempt from this provision.
22. HEIRS: This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.
23. WRITTEN AGREEMENT: This Contract completely expresses the obligation of the parties and is entered into by each party after opportunity for reasonable investigation, neither party relying on any statements or representations not contained in this Contract made by the other or on their behalf. This Contract will be construed according to the laws of the State of Maine.
24. EFFECTIVE DATE: This Contract is a binding contract when signed by both Seller(s) and Purchaser(s) and when that fact has been communicated to all parties or to their agents.

Addendum attached

25. SELLERS TO REPAIR LEAK IN DOWNSTAIRS BATHROOM INCLUDING ANY DAMAGE TO WALL RESULTING FROM LEAK. *See Claim 004-44-9884*

A copy of this Contract is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, consult an attorney.

I/We hereby agree to purchase the premises at the price and upon the terms and conditions set forth in this Contract.

Oct 31, 1994 Date [Signature] Purchaser 005-38-9884 Soc. Sec.#

____ Date _____ Purchaser _____ Soc. Sec.#

I/We hereby accept the offer and agree to deliver the premises at the price and upon the terms and conditions above stated. I/We further agree to pay Broker for services according to the terms of the listing agreement. In the event earnest money is forfeited by Purchaser, one-half thereof shall be paid to Broker and the remainder to me/us, provided, however, that Broker's portion shall not exceed the full amount of the commission specified.

Oct 25, 1994 Date [Signature] Seller 004-42-2821 Soc. Sec.#

Oct 25, 1994 Date [Signature] Seller 005-42-4871 Soc. Sec.#

Oct 25, 1994 Date [Signature] Seller 004-44-9884 Soc. Sec.#

Effective Date Oct 25, 1994
Throughout this Contract, the term "days" means calendar days

Mark Stimson Associates
CONTRACT FOR SALE OF REAL ESTATE

0

OCTOBER 22, 1994

RECEIVED OF DAVID INGRAHAM, whose mailing address is 0 BROOKSIDE TERRACE VEAZIE, ME.
hereinafter called "Purchaser," the sum of (\$ 1000) ONE-THOUSAND-DOLLARS as earnest money
and in part payment on account of the purchase price of the real estate at 9-11 RAY ST. in the
town/city of PORTLAND, in the County of CUMBERLAND, State of Maine, currently owned
by SWASEY / ST. CLAIR, hereinafter called "Seller," described as follows:

A THREE-UNIT STYLE DWELLING WITH A DETACHED TWO CAR GARAGE ON A PARCEL OF LAND
MEASURING APPROXIMATELY 9,771 S. F.

(Title Reference: Book 2140, Page 344, CUMBERLAND County Registry of Deeds)

1. FIXTURES: All fixtures are to be included in this sale, including all existing storm windows and screens, shades and/or blinds, shutters, curtain rods, and electrical fixtures, but excluding: NONE
2. PERSONAL PROPERTY: The following items of personal property are included in this sale: EXISTING REFRIGERATOR AND STOVE ON FIRST FLOOR ONLY
3. PURCHASE PRICE: The total purchase price is (\$ 99,900) NINETY-NINE-THOUSAND-NINE-HUNDRED dollars, with payment to be made as follows:
\$1,000 AS EARNEST MONEY WITH THIS OFFER, AND THE REMAINDER TO BE PAID IN CERTIFIED FUNDS AT THE TIME OF CLOSING.

4. ACCEPTANCE: Seller's acceptance shall be given on or before OCTOBER 22, 1994

Inspections will be done by inspectors chosen and paid for by Purchaser. If the result of any inspection is unsatisfactory to Purchaser, Purchaser may, by notifying Seller in writing within the specified number of days, declare this Contract null and void and any earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that an inspection is unsatisfactory within the time period set forth above, the contingency shall be deemed to have been waived by Purchaser with respect to that inspection. In the absence of the inspections listed above, Purchaser is relying completely upon Purchaser's own opinion as to the condition of the premises.

11. WATER TEST: If the water supply to the premises is private, Seller will provide, at Seller's expense, a New Water Supply test with "Satisfactory" results in accordance with the requirements of the State Bureau of Health and/or lending institution within NA days of Effective Date of this Contract. If the water supply test results are "Unsatisfactory" or "Satisfactory" with any qualification, the water test results must be acceptable to Purchaser. If the results are unacceptable to Purchaser, Purchaser may, by notifying Seller in writing within 3 days after receiving the test results, declare this Contract null and void and earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that the water test results are unacceptable within the time period set forth above, this contingency shall be deemed to have been waived by Purchaser.

12. DISCLOSURE: Purchaser acknowledges receipt of Seller's written disclosures regarding:
Water source yes XX no ; Sewage disposal yes XX no ;
Insulation yes XX no ; Hazardous waste yes XX no .

If any of the above items is marked "no," the information is not currently available and this Contract is subject to Purchaser receiving and approving that information within 5 days of Effective Date of this Contract.



given 9/4/07
res given 10/11/07

CITY OF PORTLAND

**NFPA LIFE SAFETY CODE – FIRE PREVENTION CODE
DWELLING UNIT COMPLIANCE**

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the NFPA Life Safety Code – Fire Prevention Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

Location: 9-11 Ray St. 172-6-007

Owner: David Ingraham

Address of Owner: 9 Brookside Terrace, Veazie ME 04401 Telephone: 947-4391

Applicant information if different than above: _____

Current number of legal units: two (2)

Number of units to be legalized: one (1)

total: three (3)

Comments of approval or disapproval (list any and all conditions):

Approved still need fire doors & smoke detectors.

Signature: Lee Urban **Date:** 1-6-09



CITY OF PORTLAND

**APPLICATION FOR
LEGALIZATION OF NONCONFORMING DWELLING UNITS
Section 14-391 – In effect March 24, 2004**

Location/Address of Legalization: <u>9-11 Ray St., Portland</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>192 6 007</u>	Owner: <u>David Ingraham</u> Address: <u>9 Brookside Ter. Veazie, Me. 04401-7079</u>	Telephone: <u>(207) 747-4391</u>
Contact name, address & telephone if different than above: <u>DAVID A.B. INGRAHAM</u> <u>9 Brookside Ter.</u> <u>VEAZIE, ME. 04401-7079</u>		Cost of Work: \$ <u>375.00</u> Fee: \$ <u>\$300 per legalized unit & \$75 per C of O</u>
Current # of legal D.U. <u>2</u> <u>9-11 Ray St.</u>	Requested # of units To be legalized: <u>1</u>	Total bldg. units: <u>3</u>
Attach evidence that each requested unit to be legalized existed as of 4/1/95: List evidence that you are submitting: <u>Tax Assessor's Office Records - See Attach "A"</u>		
Attach evidence that the current owner/applicant neither constructed nor established the non-conforming dwelling units to be legalized: List evidence that you are submitting: <u>Contract for Sale of Real Estate - Attach "B"</u>		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME <u>AUG 28 2007</u>
<small>I hereby certify that I am the Owner of record of the above property, or that the owner of record authorizes the person (you and/or I) have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.</small>		
Signature of applicant: <u>David A.B. Ingraham</u>		Date: <u>Aug 27, 2007</u>
This is NOT a permit, you may not commence ANY work until the permit is issued.		



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Director of Planning and Urban Development
Penny St. Louis Littell

INGRAHAM DAVID A B & DEBORAH
9 Brookside Terrace
Veazie Maine 04401

Certified 7003 3110 0002 6063 7179

CBL: 172 G007001
Located at 9 RAY ST

Dear INGRAHAM DAVID A B & DEBORAH R JTS,

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- Hard wired smoke detectors in common areas interconnected. 3rd floor back hallway egress stairway, front hallway egress, and basement smoke detectors interconnected. An electric permit is required. Per Fire Department *changed / not common*
- Self closing 45 minute fire doors are required on second and third floor unit's front doors. Per Fire Department
- ✓ • Unit one closet area wall (former stairway) must be sealed to prevent fire penetration. (2 layers of 5/8 type X sheetrock taped and fire caulked)

- Graspable Handrails on both sides of stairs from level two to level three. Handrails must be continuous and returned at ends to wall or newell post. Height required to be 34 to 38 inches measured from front edge of tread.
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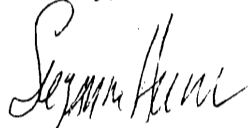
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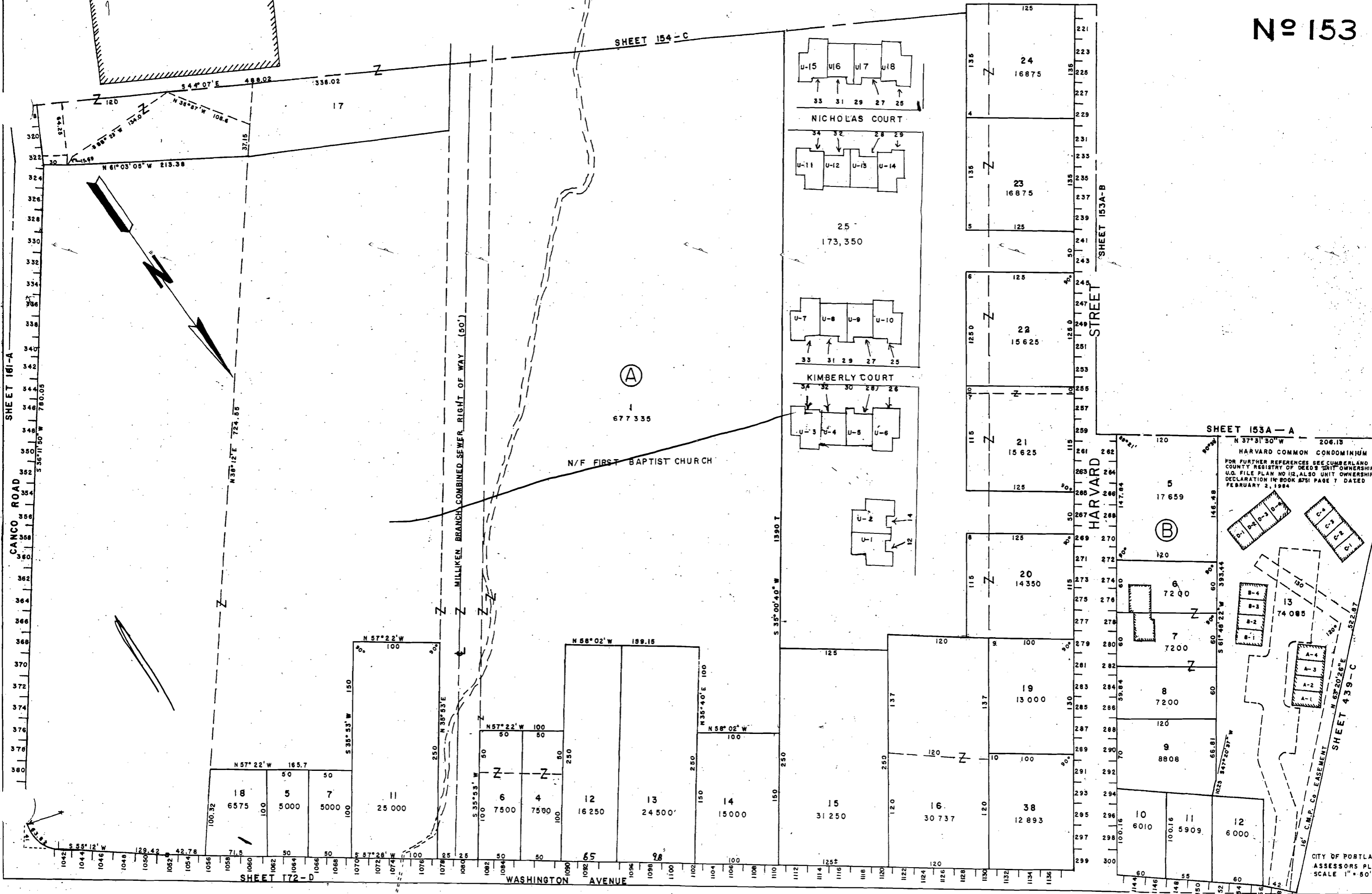
Sincerely,



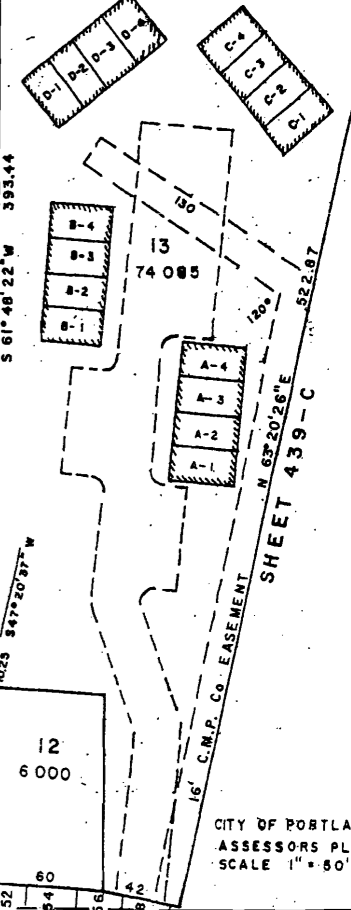
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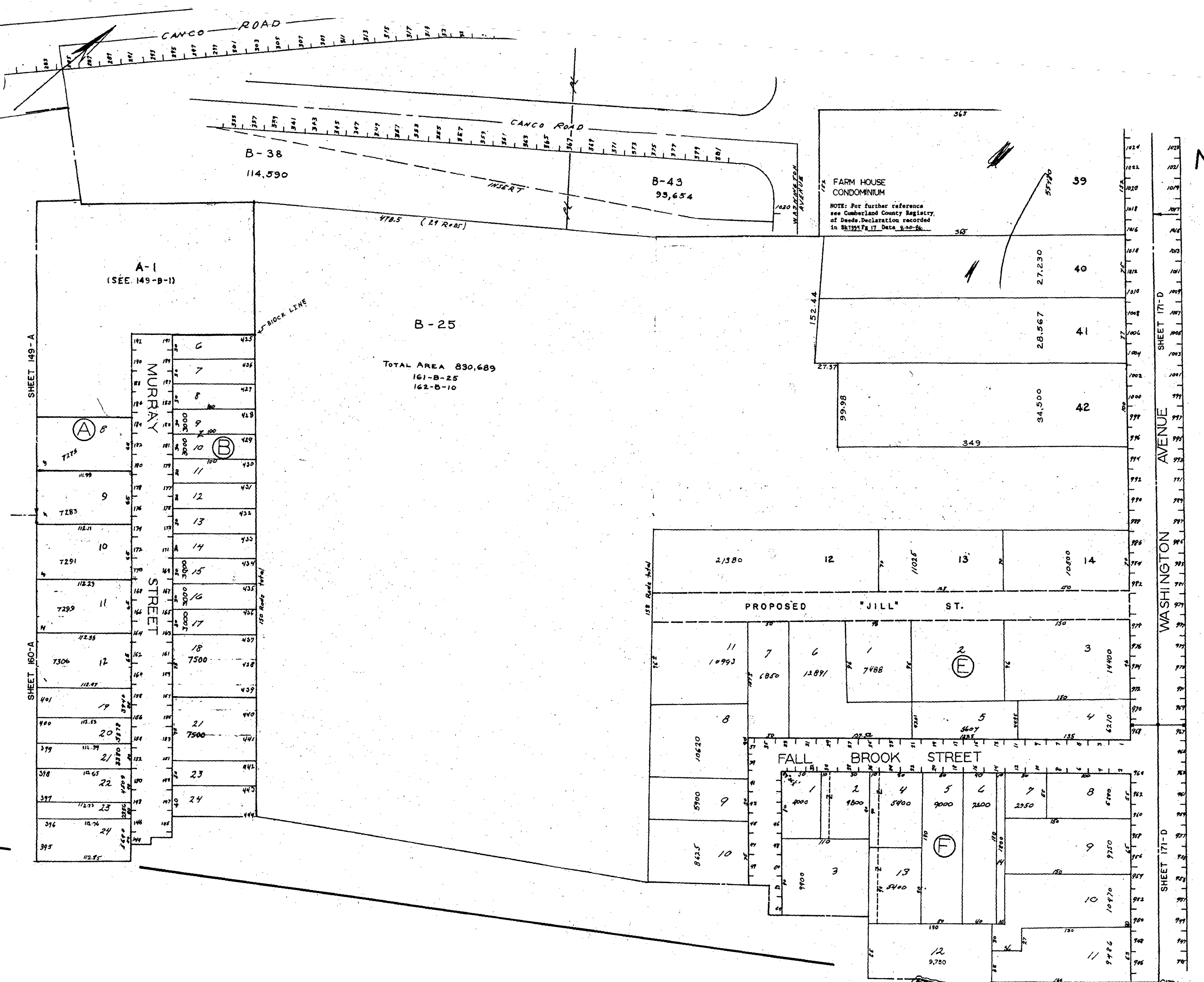
6/9/09 SEE permit 090047 for interior repairs
required for legalization. These repairs are
complete

7/8/09 Status express exterior complete SMH
OK to issue legalization



HARVARD COMMON CONDOMINIUM
 FOR FURTHER REFERENCES SEE CUMBERLAND
 COUNTY REGISTRY OF DEEDS UNIT OWNERSHIP
 U.G. FILE PLAN NO 112, ALSO UNIT OWNERSHIP
 DECLARATION IN BOOK 8751 PAGE 7 DATED
 FEBRUARY 2, 1984





FARM HOUSE
CONDOMINIUM
NOTE: For further reference
see Cumberland County Registry,
of Deeds, Declaration recorded
in 84794 Pa 17 Data 9-30-84

TOTAL AREA 830,689
161-B-25
162-B-10

A-1
(SEE 149-B-1)

PROPOSED "JILL" ST.

FALL BROOK STREET

